

Approved

***City of York Planning Commission
April 23, 2019
Minutes***

Members present:

Chairperson Wendy Duda
Arthur Lowry
Ron Parrish
Maria Duncan
Francine Mills

Members absent:

Myra Strickland

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
City Manager Wallace
Fire Chief Manera
Council Member Fuesser
Council Member Bradford
Derrick Boyte
Ineice Agate
Robin Rogers

Chairperson Wendy Duda called the meeting to order at 3:30 pm.

The first item of business was approval of the draft Minutes from the March 25, 2019 meeting. Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously approved the draft Minutes as submitted.

The second item of business was consideration of a home occupation application for 12 Rosewood Lane for a women's clothing boutique. Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously denied the application as submitted due to the applicant not being present to discuss the application.

The third item of business was consideration of a home occupation application for 19 Smith Street for a nanny/babysitting company. Upon a Motion by Ron Parrish, seconded by Arthur Lowry, the Commission unanimously approved the application as submitted.

The fourth item of business was consideration of a home occupation application for 518 Cotton Bloom Street for a speech therapist. Upon a Motion by Maria Duncan, seconded by Ron Parrish, the Commission unanimously approved the application as submitted.

The fifth item of business was consideration of a preliminary plat submittal from True Homes for Phase 3 of Austen Lakes Subdivision.

Planning Director Breakfield indicated that city staff had reviewed the proposal and noted that the proposed street names would need to be reviewed for approval by York County Emergency Preparedness 911 and that the vested rights to Phase 3 preliminary had expired.

At its discretion, the Planning Commission may grant conditional preliminary plat approval based on items above being addressed to the satisfaction of city staff as well as a variance being issued by the BZA regarding the vested rights issue.

After discussion and upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously conditionally approved the submitted preliminary plat based on York County Emergency Preparedness 911 approving the street names and the Board of Zoning Appeals variance approval regarding the modification of vested rights dates.

The sixth item of business was discussion of the final draft of the Comprehensive Plan.

The Commission reviewed and discussed necessary changes to the Comprehensive Plan including grammatical errors, etc. Planning Director Breakfield indicated that the necessary changes would be made and the draft would be made available to the Planning Commission and the public. By affirmation, the Planning Commission scheduled the Public Hearing to review the information for May 30th.

The seventh item of business was continued discussion of potential regulation of vape stores in the city due to concern from the community.

Planning Director Breakfield indicated that staff was still gathering ordinance information from other cities and discussing the issue with the York Police Department and City Attorney.

At a subsequent meeting, an update will be provided.

The eighth item of business was review of submitted plat exemptions.

The plat exemptions included lots on Roberts Avenue and Williams Street.

There being no further business, the meeting was adjourned at 4:30 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: Lisa Wallace, City Manager
File – Planning Commission 4-23-19